



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: April 18, 2007
AGENDA DATE: April 25, 2007
PROJECT ADDRESS: 1200 Viscaino Road (MST2006-00686)
TO: Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Zoning & Enforcement Supervisor *DJK*

I. PROJECT DESCRIPTION

The 14,750 square foot lot is currently developed with single-family residence, attached carport, and detached accessory structure. The proposed project involves 409 square feet of additions for the residence. The discretionary application required for this project is a Modification to permit the addition to reduce the required open yard area (SBMC §28.15.060).

Date Application Accepted: February 26, 2007 Date Action Required: May 26, 2007

II. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	David Ferrin	Property Owner:	Sam Gerard
Parcel Number:	019-210-018	Lot Area:	14,750 sf
General Plan:	3 Units Per Acre	Zoning:	E-1
Existing Use:	One-Family Residence	Topography:	32%
Adjacent Land Uses:			
	North – One-Family Residence		East – One-Family Residence
	South – One-Family Residence-		West - One-Family residence

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	1,980 sf	409 sf addition
Carport	383 sf	No Change
Accessory Space	292 sf	No Change

III. LOT AREA COVERAGE

Lot Area: 14,750 s.f.
 Building: 1,944 s.f. ; 13%

Hardscape: 2,255 s.f.; 15%
Landscape: 10,551 s.f.; 72%

IV. DISCUSSION

- This project was reviewed by the ABR on 3/26/07 (meeting minutes are attached as Exhibit C). The ABR felt that the modification would have no aesthetic impact on the neighborhood.
- The proposed additions consist of a 56 s.f. kitchen addition, a 41 s.f. second story addition, a 276 s.f. glass conservatory, through which an oak tree would protrude, and a 36 s.f. addition at the second story master bedroom closet, which would reduce the size of an adjoining deck. The site, although nearly 15,000 square feet, is constrained by a 32% slope which limits usable outdoor living space in either the front or rear yards, and the house's location at towards the rear of the lot. The proposed conservatory would cover a fairly large portion of the usable outdoor living area behind the house, and is the reason for the Modification request. The mostly glass nature of the conservatory (including the roof) is such that is as much like open yard as an enclosed building, especially since an existing oak tree would continue to grow in the conservatory, and protrude through the glass roof. Dan Condon, Consulting Arborist, has reviewed the plan and concluded that the conservatory would not harm the tree, if done properly. Several decks and a proposed 140 s.f. patio on the ground floor level provide additional useable outdoor space. It is Staff's position that the proposed conservatory functions as an area for the enjoyment of the backyard as intended by the Zoning Ordinance.

V. RECOMMENDATION/FINDING

Staff recommends that the Staff Hearing Officer approve the project, making the findings that the Modification is necessary to secure an appropriate improvement by providing an indoor/outdoor area on the property and the provision of several decks and the proposed patio provide enough open space to meet the purpose and intent of the ordinance.

Exhibits:

- A. Site Plan
- B. Applicant's letter, dated 2/26/07
- C. ABR Minutes
- D. Letter from Dan Condon, 2/9/07

Contact/Case Planner: Roxanne Milazzo, Associate Planner
(rmilazzo@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805)564-5470

Staff Hearing Officer
City of Santa Barbara
PO Box 1990
Santa Barbara, Ca 93102-1990

February 26, 2007

Re: Modification request for 1200 Viscaino Road; 019-210-018; Zone E-1

Dear Staff Hearing Officer,

There is an existing house (1,980 sf net), attached single carport (with a current permit to expand to a double carport), and an accessory building (292 sf net) on the property. All of the buildings have building permits according to the city building files. The proposal is to expand the house kitchen and loft studio (above the kitchen) and add a glass enclosed conservatory to the north wall of the dining room totaling 373 square feet net. Some general exterior and interior remodeling is proposed on the main house and accessory building.

The modification being requested is to allow less than a 20 foot minimum dimension for open yard space tabulations and to include the existing house deck areas in the open yard calculation. Since the main house was sited at the rear half of the property, the existing open yard space is constrained between the main house and the accessory structure at the far rear of the lot, making the open yard dimensions nonconforming by today's code. The proposed conservatory would reduce the open yard dimension at one point but the effect of this space will make the outdoor yard more usable. The conservatory is all glass with wide opening doors to the west. The existing oak tree will be in the conservatory and two main branches will extend through the glass roof (see arborists report). There is a boulder protruding through the flagstone surface and a fountain extends from an existing garden wall. The conservatory is an extension of the outdoor yard and will have more qualities that make it an outdoor space than an indoor space.

There is no other part of the house that is more appropriate for the conservatory than where we are proposing. The location of the conservatory is private, accessible to the heart of the house, close to grade and in touch with the encompassing natural and built elements. The south side of the house consists of dramatic cantilevers extending from the house's base. Having the conservatory on the south deck would be inappropriate because the mass of the addition would make the building look top heavy. Also the conservatory would be so elevated above the ground that it would not serve the yard or be in touch with natural elements as in the rear yard.

Part of the consideration of open yard space includes the three usable decks on the house's main and loft levels. The south deck off the living room is 228 square feet ($\pm 10 \times 22$); the master bedroom deck is 128 square feet ($\pm 11 \times 12$ avg.); and the studio loft deck is 116 square feet ($\pm 10 \times 11$). These decks contribute 472 square feet to the proposed 1,125 square feet of rear yard outdoor space, 1,597 square feet total open yard area. These dramatic cantilevered decks with alluring views are integral to the outdoor living space of the house.

Respectfully,



David Ferrin
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arketype architects inc

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EXHIBIT B



ARCHITECTURAL BOARD OF REVIEW
CASE SUMMARY

1200 VISCAINO RD

MST2006-00686

SFR-ADDITION

Page: 1

Project Description:

Proposal for a 329 square foot first-floor addition and a 41 square foot loft addition to an existing 1,980 square foot multi-story single-family residence with a detached 292 square foot accessory building on a 14,750 square foot lot located in the Hillside Design District. Project will require a modification to provide less than the required 1,250 square foot open yard.

Activities:

3/30/2007 ***ABR-FYI/Research***

Due to neighbor consents a condition of approval should be place on project that will require owner to provide off-street parking during construction due to narrow street and lack of pedestrian access on street.

3/26/2007 ***ABR-Notice Prepared-PC/SHO Req***

3/26/2007 ***ABR-Concept Review (New) - PH***

(COMMENTS ONLY; THE PROJECT REQUIRES ENVIRONMENTAL ASSESSMENT, NEIGHBORHOOD PRESERVATION ORDINANCE FINDINGS AND STAFF HEARING OFFICER APPROVAL OF A MODIFICATION.)

(5:10)

Present: David Ferrin; Architect.

Public comment opened at 5:20 p.m. As no one wished to speak, public comment was closed.

Motion: Continued indefinitely to the Staff Hearing Officer and return to the Full Board with the following comments: 1) The Board finds that the modification has no negative aesthetic impact to the neighborhood and allows an abundance of open space in the front yard. 2) Restudy the glass conservatory. Some Board members are concerned about the use of the pitched roof in conjunction with the wood fascia. Some suggestions include: a. use of an all-glass system incorporating a sloped roof; b. a flat roof system incorporating the wood fascia.

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Activities:

3) Study keeping the integrity of the existing stone mass above the kitchen and studio. 4) Provide details for the new windows and doors. 5) The minor alterations to the existing guest house are an appropriate design solution for integration of an interior stairway. 6) Provide an arborist report that studies impacts to the 26 inch oak tree adjacent to the conservatory.

Action: Sherry/Blakeley, 5/0/0. Motion carried. (Manson-Hing and Aurell absent)

THE BOARD RECESSED FROM 5:53 P.M. UNTIL 6:18 P.M.

3/1/2007

ABR-FYI/Research

Danny- this project has had two pre-cases PRE2003-00038 and PRE2005-00139.

Now the applicant has come in for a revised scope of work . . . I have the submittal packet if you want to look at it.

Shouldn't he get a new pre-consultation? If you have conducted a new one could you document the case in the computer?

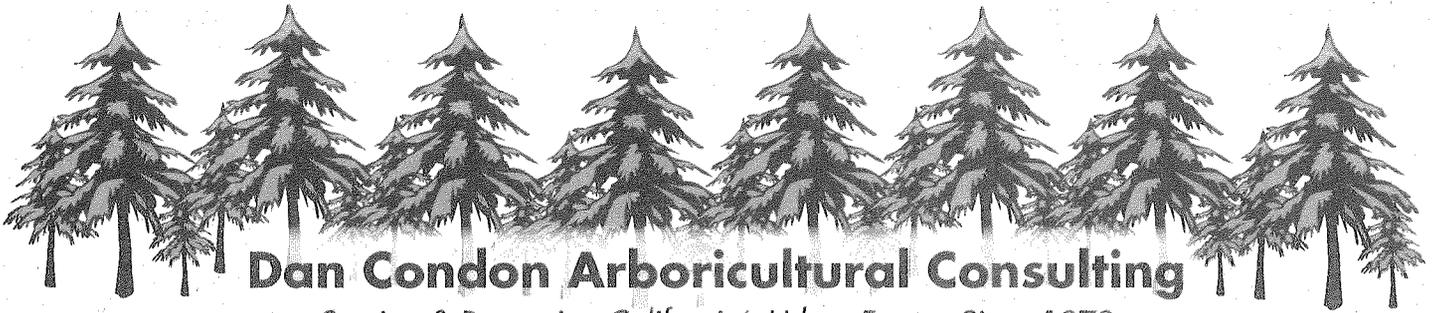
It seems like a pretty aggressive addition lot on a tight lot.

I want to make sure its properly documented before proceeding to ABR

2/26/2007

ABR-Resubmittal Received

Resubmittal received.



Dan Condon Arboricultural Consulting

Serving & Preserving California's Urban Forests Since 1978

February 9, 2007

Mr. Danny Kato
Zoning Supervisor
Dept. of Planning and Community Development
City of Santa Barbara, California

RECEIVED

FEB 12 2007

**CITY OF SANTA BARBARA
PLANNING DIVISION**

Dear Mr. Kato,

I have been asked by the residential property owner, Mr. Sam Gerard, at 1200 Viscaino Road, to render a professional judgment about the feasibility of his plan to enclose a Coast Live Oak tree trunk within the backyard patio expansion of his unique home structure. After visiting the property this morning and discussing the proposed extension of the rear wall and roof line to enclose the trunk of this healthy 14" diameter oak tree, I advised Mr. Gerard that I do not see any reason why the modifications planned would impact the health and lifespan of this oak.

The tree itself has a sculptural quality not unusual of Coast Live Oaks in close proximity to structures. The trunk and scaffold branches lean gracefully over the roof and pruning has been well applied to enhance the aesthetic beauty of the tree and accommodate the lines and form of the existing home. The roots of this tree are healthy and well established into the terraced hillside. The root crown area of the tree trunk at the soil grade line has been recently exposed to reveal the healthy trunk and root tissue essential for long term tree growth and survival.

The proposed wall and roof extension enveloping this tree trunk and the first scaffold branch should in no way harm the tree if done properly to provide a secure, leak proof roof with no actual structural attachment to the trunk. The intention to utilize a foam cushion area around the perimeter of the woody trunk & branch bark area should not cause any harm to the tree and would allow for modest expansion in diameter as the tree continues to grow very slowly, as it has done over the past decades.

Proper care during all phases of construction is all that should be needed to avoid any unintentional damage to the trunk and roots of this tree. I would recommend that a certified arborist be periodically on site to assure that any approved construction conditions made to preserve the tree are carefully followed. Mr. Gerard has certainly indicated to me his appreciation for the value of this oak tree and I am confident that he will use all necessary diligence to assure its' protection.

Respectfully Submitted,
Dan Condon
Consulting Arborist

Cc Mr. Sam Gerard
1200 Viscaino Rd.

EXHIBIT D